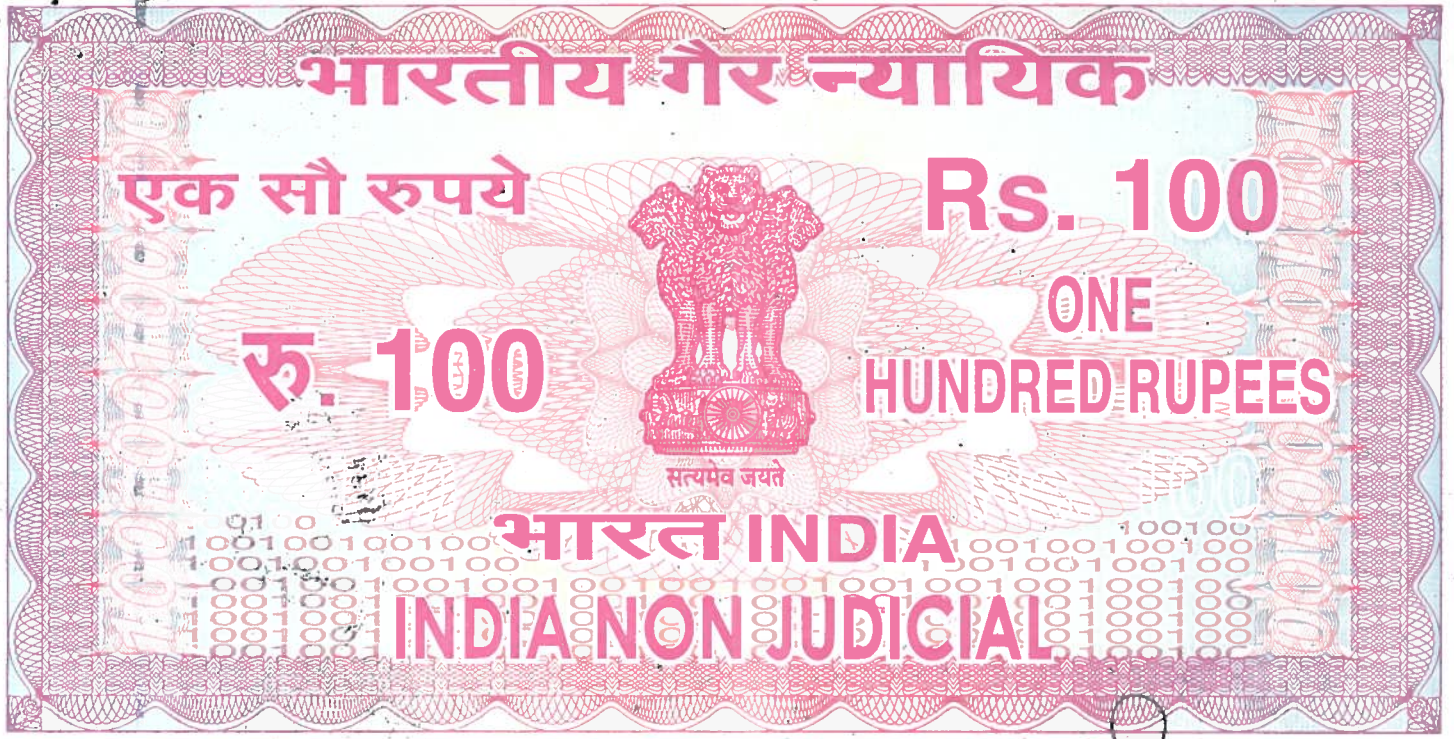


S 100(2)



ఆంధ్రప్రదేశ్ రాష్ట్రం ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

[Handwritten Signature]

BF 837101

Sl.No: 4721 Dt: 11-10-2013

K.SATISH KUMAR

Sold to: Mahender

Licensed Stamp Vendor

S/o.D/w/o. Mallesh

Licence No.16-05-059/2012

For Whom: Modi Builders, Methodist Complex Secbad

Plot N.227, Opp. Outside

Gate of City Civil Court,

West Marredpally, SECUNDERABAD

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 7th day of February 2014 by and between:

M/S. MODI BUILDERS METHODIST COMPLEX, a partnership firm, having its office at 5-4-187/3 & 4, M G Road, Secunderabad – 500 003 and represented by its Partners Shri Soham Modi, S/o. Shri Satish Modi, aged about 43 years and Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj, aged about 56 years, hereinafter referred to as the LESSOR (which term shall mean and include whenever the context may so require his successor-in-interest).

AND

M/s. Crest Informatics India Pvt Ltd, Represented by its director Mrs. Sara Ali W/o. Murtuza Ali aged about 28 years, office address : Raghava Ratna Towers, A Block, 10th Floor, Abids , Hyderabad- 500001: (which term shall mean and include whenever the context may so require its successors-in-interest).

[Handwritten Signature]

[Handwritten Signature]

For Crest Informatics India Pvt Ltd

[Handwritten Signature: Sara]

Authorized Signatory

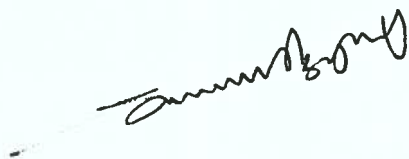
WHEREAS the LESSOR is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement, Registered as Document No. 686/90 on 25/3/88 with the Registrar of Hyderabad, from Methodist Church in India (Owners) the Owners of the land on which the building is constructed

WHEREAS under the said agreement, the LESSOR has the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so

WHEREAS the LESSEE has requested the LESSOR to grant or lease the shop space admeasuring about 500 sq ft. and 520sft open space on the ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad and the LESSOR agreed to give or lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease the shop space admeasuring about 500 sq ft. and 520sft open space on the ground floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay Rs. 30,000/- (Rupees Thirty Thousand only) per month as rent per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:
2. The LESSEE shall pay an amount of Rs. 1,80,000 /- (Rupees One Lakh Eighty thousand only) as refundable security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSOR.
3. The LESSEE shall pay maintenance charges amounting to Rs 500/- per month (Rupees five hundred Only) per month to the LESSOR, or to any other party that the owner may direct, towards the maintenance of common area security, water charges, etc., subject to increase from time to time.
4. The lease shall be for a period of 03 Years commencing from 01st day of March, 2014. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of one month. The Lease shall be extend for a further period of 03 years on the same terms and conditions subject to the enhancement given herein, and the LESSEE shall intimate the LESSOR in writing their intention to renew the Lease atleast one month prior to expiry of this Lease. The LESSEE shall enhance the rent by 15% at the end of 3rd year on the then existing rent
5. The LESSOR and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
6. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne equally by the LESSEE and LESSOR.



Sara
(Rent informed)

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly per each month on or before the 5th day of the succeeding month to the LESSOR.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSOR agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
2. The LESSOR agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.
3. The LESSOR shall pay the property taxes pertaining to the leased premises.



Way Crest Information India Pvt Ltd.


Sara
Authorised Signatory

SCHEDULE OF PROPERTY

All that piece of portion of the ground floor admeasuring about 500 sq ft. and 520sqft open space on the ground floor . In the building known as Methodist Complex, bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad and which is marked in red in the plan annexed to this lease deed, and bounded on:

NORTH	:	Ramp
SOUTH	:	Chirag Ali Lane Road
EAST	:	Passage
WEST	:	Brindavan Complex

IN WITNESS whereof this lease deed is signed and executed by the parties in presence of the following witnesses on the date first above mentioned, at Hyderabad.

WITNESSES.

1. *[Handwritten Signature]*
[Handwritten Signature]

2. *[Handwritten Signature]*

(MAHMOOD ALI)

[Handwritten Signature]
(Mr. Soham Modi)
LESSOR

[Handwritten Signature]
(Mr. Suresh Bajaj)
LESSOR

Pop Crest Information India Pvt Ltd.

[Handwritten Signature]
Authorised Signatory

LESSEE